

Minutes of Board of Directors Meeting
Taberna Homeowners' Association
January 6, 2010

Board Members Attending:

Rick Layton	President
George McNulty	Vice President
Linda Pickens	Secretary
James Dugan	Treasurer
Willis Vincent	Member at Large
Russell Packard	Member at Large
John Serumgard	Member at Large

Also Attending:

David Pickens and Bob Costanzo, Members of Finance Committee

Rick Layton called the meeting to order at 5:30pm, there being a quorum present.

Minutes:

The Minutes of the December 9 Board of Directors Meeting, the December 15 Annual Meeting Minutes and the December 15 Post Annual Meeting Minutes were reviewed.

December 9 Board of Directors Minutes: John Serumgard requested that the "Welcome Home Sign" policy, the wording of which was approved by the Board subsequent to the Board meeting, be attached to the Minutes. Approval of the Minutes was tabled until the February meeting in order to make the requested change.

Annual Meeting Minutes: John Serumgard made a motion to approved the December 15 Annual Meeting Minutes which was seconded by George McNulty. The Minutes were unanimously approved and accepted.

Post Annual Meeting Minutes: George McNulty made a motion to approve the December 15 Post Annual Meeting Minutes, which was seconded by Russ Packard. The Minutes were unanimously approved and accepted.

Treasurer's Report:

The Treasurer gave the following report:

The invoices for the 2010 Master Dues and first quarter Sub-Association Dues have been mailed to all owners. Payment is due by January 31, 2010. Dues owed for the Master Homeowners Account for 2010 total \$171,699. The amounts billed for 2010 Sub-Association Dues are as follows: \$11,625 for Abbingtion Woods' \$4,025 for Boleyn Creek Villas; \$6,000 for One Taberna Way; and \$1,350 for Taberna Landings.

Cash and Accounts Receivable: The cash in the operating checking accounts as of January 6, is \$23,242.72 in the Master checking account and \$15,718.08 in the depository

account. The balances in the Sub-Association checking accounts are as follows: \$2,236.63 for Abbingtion Woods; \$1,684.75 for Boleyn Creek Villas; \$16,008.81 for One Taberna Way; and \$1,625.72 for Taberna Landings.

Liens and Court Cases: The Treasurer provided an update on the status of collecting upon the judgments won in Court against delinquent homeowners, and provided the status of existing liens on properties for non-payment of Dues. The Board discussed publishing the names of the homeowners on the website where the Court has entered a judgment in favor of the HOA. The President will consult with the HOA attorney to determine if there are any legal impediments to doing so. The Board also discussed its legal options with respect to collecting delinquent dues.

Financial Reporting: The Board expressed its desire to receive financial reports prepared by the HOA accountant in order to better fulfill its fiduciary responsibility. Russ Packard discussed the importance of receiving the actual reports prepared by the accountant for review and reconciliation purposes by the Finance Committee. Linda Pickens expressed interest in receiving monthly reconciliation reports so that the Board has a better understanding of actual expenses versus budgeted expenses. She also requested monthly delinquency reports so that the Board can better monitor delinquencies. Jim Dugan agreed to provide the accountant's reports to the Board, to prepare monthly delinquency reports for the Board which will preserve confidentiality requirements, and to provide the quarterly reconciliation reports received from the accountant. The Board requested that the Finance Committee develop a list of the types of accounting reports the Board should be receiving either monthly or quarterly from its accountant. The Finance Committee was also directed to review and advise the Board on a collections policy and how invoicing past due amounts can be streamlined. Russ Packard volunteered to liaise between the Board and the Finance Committee with these efforts. The Finance Committee is to make its recommendations to the Board by March. Jim Dugan said there may be additional costs involved in generating some of the reports not covered by the HOA's contract with the accountant, however, Russ noted that with the automated accounting software being used by the accountant the cost should be negligible.

Commercial Lots: The Treasurer brought to the Board's attention a discrepancy he noted with respect to one of the commercial lots. He reported that what was previously one lot had been formally subdivided into three separate lots, with each of the lots conveyed to three separate owners in 2007 and 2008. The three lots have continued to be assessed dues as one lot, with the amount due prorated among the three owners. After discussion, it was decided that Jim would prepare a Motion for the Board to consider at its February meeting imposing dues on each lot in accordance with the Covenants.

George McNulty made a Motion to accept the Treasurer's report, which was seconded by Russ Packard. The Motion was unanimously passed.

Open Items:

Web Site: Rick reported Gene Peele and Alva Windham are working on proposed updates to the websites. The erroneous covenants posted on the website have been removed.

Bank Easement: East Carolina Bank is having piping installed to assist drainage on the lot. Rick will check this month to see if the issue has been resolved.

Building & Grounds: Rick asked the Chairman of the B&G Committee to (a) provide their meeting dates so that a Board representative can attend and (b) to provide information on any plans they have for this year.

Four-Way Stop: Rick will speak with Denny Bucher to get him involved in reaching an agreement with the City as to installing permanent stakes to keep cars from driving on the grass at the 4-way stop sign at the entrance to Taberna.

HOA Office

Linda Pickens advised the Board that there is no record of who has keys to the HOA Office. She also advised the Board that there most likely are individuals who have not returned their HOA key once leaving a Committee or the Board. Given the sensitive and confidential nature of the records kept in the office, she requested authorization to change the lock on the HOA office. Linda made a Motion to have the lock changed and to distribute keys to all Board members and to the chairmen of the B&G, ACC and Finance Committees, which was seconded by John Serumgard. The Motion was unanimously passed.

Resolution:

Jim Dugan advised the Board that, in order to change the individuals authorized to sign HOA checks, a resolution needed to be passed by the Board. After discussion, the Board agreed that the Treasurer and the HOA accountant would be authorized to sign checks. Therefore, on a Motion made by George McNulty to pass a Resolution, which was seconded by John Serumgard, the Board unanimously passed the following Resolution:

Resolution: Be it resolved that the Board of Directors of the Taberna Homeowners Association have authorized James Dugan, Treasurer of the Board of Directors, and Mona Kay Sadler, the accountant for the Taberna Homeowners Association, to sign checks on behalf of the Homeowners Association.

Covenant Violations:

Willis Vincent discussed the year-end report of 2009 Covenant violations. Willis noted that a majority of the violations involved trash receptacles and that a spreadsheet is kept to track violations.

Survey Results:

Linda Pickens discussed the results of the survey and possible actions that the Board may take to address the key issues identified by residents. The Survey showed that a majority of the residents feel that violations of the Covenants and Rules are a problem in Taberna. Willis Vincent noted that 90 violations of the Rules and Covenants were cited in 2009. It was noted that, since violations are handled directly with the offending homeowner, residents might not be aware that violations are being identified and acted upon. The Board discussed ways in which it

can make residents more aware of Covenant and Rules enforcement while still maintaining the anonymity of the violators. It was decided that the year-end Violation Summary Report will be published in the Taberna Tribune, along with an article discussing the process whereby Covenant and Rules violations are handled so that residents are knowledgeable about covenant enforcement activities. It was also decided that the Board needed to better communicate with residents what the Covenants and Rules are so that residents can readily access the information. Linda Pickens, Willis Vincent and John Serumgard will work on preparing the Rules and Covenants in a more user friendly format for posting on the website.

2010 Board Goals:

The Board discussed establishing specific goals for 2010. Willis Vincent will take the draft of the goals and refine them for further discussion at the next meeting.

Audit:

The Board discussed the various types of audits available. Although the Finance Committee periodically reviews certain financial records, the Association's books and records have never been audited by an outside professional. Russ Packard advised the Board on the types of audits available. The matter has been referred to the Finance Committee for their input and advice.

There being no further business before the Board, a Motion was made by George McNulty to adjourn, which was seconded by Jim Dugan. The Motion passed and the meeting was adjourned at 8:27 pm. The next meeting of the Board of Directors will be **February 3, 2010**.

Approved by the Board of Directors:


By: Rick Layton, President

3 Feb 2010
Date:

VIOLATIONS SUMMARY FOR 2009				
Types or Categories of Violations	Number of Violations by Category N = 90	Violations Expressed as a Percentage % = 100	Compliance No./ Percentage of Residents Who Complied by Category N = 83/% = 92	
Trash Cans	32	35.5%	29	91%
Trailers	12	13.3%	12	100%
Boats	11	12.2%	11	100%
Property Maintenance	10	11.1%	10	100%
Play Equipment	7	7.8%	6	86%
Propane Tanks	5	5.6%	5	100%
Signs (non-conforming)	5	5.6%	5	100%
Fences (non-conforming)	3	3.3%	1	33%
Hi-Cube Truck (one ton)	1	1.1%	1	100%
Yard/Moving Sale	1	1.1%	0	0%
Usage/non-residential	1	1.1%	1	100%
Multiple Violations (trash, trailer, utility vehicle)	1	1.1%	1	100%
Recreational Vehicle	1	1.1%	1	100%
Totals	90	100%	83	92%

Tracking Period—February 1, 2009 through December 31, 2009. No monitoring was done in January 2009.

**Taberna Homeowners Association
Board of Directors
Agenda
January 6, 2010 @ 5:30**

- | | | |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| I. | Opening Remarks | Rick Layton |
| II. | Adoption of Minutes | Linda Pickens |
| III. | Treasurer's Report/
Status Liens & Court Actions | Jim Dugan |
| IV. | Old Business | |
| | <ul style="list-style-type: none">• Status Old Business Open Items• Annual Meeting Actions | Rick Layton/All
Rick Layton/ Linda |
| | Pickens
Banking Laws
Community Survey | Jim Dugan
Linda Pickens |
| V. | New Business | |
| | <ul style="list-style-type: none">• Committees• Audit• Covenant Violations | Rick Layton/All
Rick Layton/All
Willis Vincent |
| VI. | Good of the Order | |
| VII. | Confirm Next Meeting | |
| VIII. | Adjournment | |

**BACKGROUND
MATERIAL
FOR
MATTERS
DISCUSSED
AT
BOARD
MEETING**

TABERNA HOA MISSION, GOALS, and OBJECTIVES--2010

Mission Statement: *The Board of the Taberna Master Homeowners Association is committed to providing the highest quality of life to our residents and owners through an aesthetically pleasing, well-maintained, and secure environment. We will operate within a prudent, ethical, and community-oriented framework, and be fiscally responsible, not only considering contingencies, but also planning and organizing for them.*

Our goals and objectives for 2010 are:

Goal 1—To be responsible fiscally as well as prudent and ethical when handling operating issues

Conduct an audit of Taberna financial records and conclude the audit by _____.

Goal 2—To provide for a high quality of life within the framework of the restrictive covenants and by-laws

Ensure that the covenants and rules/regulations of the HOA are followed, and that all rules are applied fairly (a) by continuing the monthly monitoring of the community in conjunction with B & G; (b) by tracking violations on a spreadsheet; (c) by compiling a year-end compliance report; (d) by enacting updated rules/regulations in regard to television antennae and the usage of signs and flags.

Revise Part B (Architectural and Appearance Guidelines) of the Rules Clarification Document to reflect all rules/regulations/restrictions approved by the Board of Directors through December 31, 2010. Separate Part B from Architectural and Appearance Guidelines in a new section for the Taberna HOA website entitled Community Standards and Regulations.

Goal 3—To encourage community involvement

Increase resident involvement in the committees of the HOA.

Adjust the size of the various HOA committees as needed.

Make certain that all HOA committees are operating within the parameters of the covenants and rules of the HOA.

Establish an ad hoc committee to plan the annual picnic and other community activities or events.

Goal 4—To promote effective communication with residents and implement changes based on community input

Promulgate HOA Board actions and enhance overall communication with residents (a) by utilizing all tools available (*Taberna Tribune*, email, the web site, other posts (e.g. blogs), minutes, etc. to inform the community of HOA Board actions and activities; (b) by preparing a written report on the results/findings of the 2009 community survey; (c) by revising the Taberna HOA web site to ascertain that the site contains the proper information.

Recommend and implement changes within the community, including Todd Denson Park, based on a comprehensive review and analysis of the findings from the 2009 community survey.

TABERNA HOA GOALS- 2010

A. HOA and Committees

1. Conduct an audit of Taberna financials.
2. Review all standing HOA committees with respect to:
 - a. Committee membership, tenure, leadership, participation and turnover
 - b. Committee operation within letter and spirit of all covenants and rules
 - c. Opportunities for increased community participation in committees

B. Rules and covenants

1. Research all previous HOA Board adopted rules. Republish all properly adopted rules in a transparent and easily accessible format.
2. Ensure covenants of the HOA are being followed, and that all rules are applied equally.

C. Communications

1. Ensure the Transparency of HOA board actions to the Taberna community
2. Ensure that the Taberna HOA website is accurate and complete with the proper information.
3. Improve communications with Taberna homeowners and lot owners through effective and efficient use of all available communications tools, including but not limited to TAB mail, Taberna Tribune, HOA Web Site.
4. (If we determine that TAB mail may miss homeowners who do not subscribe) Develop separate HOA e-mail list to ensure broadest communication with homeowners.

D. Community participation

1. Increase community participation in community and HOA activities.
2. Review and Discuss the 2009 HOA board poll on both the Taberna community and the issues of Denson Park.

Major Focus: Ensure the Transparency of HOA board actions to the Taberna community

Taberna HOA Board of Directors – Open Items
5 Jan 2010

Subject	Date Initial Discussion	Target Resolution Date	Responsible Person/Board	Comments	Completion Date
Update THOA Web Site with Community links	2008	Summer 2009	Peele/Windham	Purpose is to improve community visibility via web updates. Status presented at 21 Jan 09 BOD mtg. Peele/Windham to take pictures for addition to site. Gene/Alva met on 19 Jun to review proposed changes. Photos have been taken and the drafting of individual sections is almost complete. Alva/Gene to schedule meeting with Website developer to discuss layout of text/photos and get updated cost estimates for review with Board.	Mar 2010
Update THOA Web Site to remove Covenants Part II link and improve information in the Architectural Guidelines and Rules	Nov 2009	Jan 2010 to remove link and TBD for update to guidelines	Vincent, Windham, Peele	Windham has removed website link. Next action is to review current rules and guidelines and update the site, as required, to incorporate these. Also, should reformat/rewrite the guidelines to resolve confusing numbering, indexing, attachments and signage information.	TBD
Fence Easement for Front Entrance	2006	September 2007 – TBD pending ECB decisions	Peele/2009 BOD, TBD for 2010 Board	Easement resolved with Fred Morton and Dunkin Donuts. ECB unwilling to go forward until they make development decisions. POC is Don Brinkley (672-5958). In 13 Oct telecom, he confirmed ECB's intent to build on the lot when the economy is better and to give the HOA an easement to allow us to keep our fence. In a	TBD, 2010 Board needs to stay in touch with this issue.

				separate matter, they are working to resolve a drainage issue that is leaving 1/3 of their lot under water and precluding it from being mowed.	
Beautification Plan	January 2006	Dec 2009	THOA Board in conjunction with B & G	BOD implemented a 3-5 year plan for changes to beautify Taberna (ref. 2006 annual meeting). Depending on 2010 budget decisions, 2009 may be the last year for the current Beautification Project that began in 2006. Completed mods to Front Entrance islands and Emmen Rd upgrades. Board approved use of residual 2009 Beautification funds and Capital Improvement funds to landscape the front, left bridge and upgrade the bridge near Ticino Rd. Proposal for addition of Leland Cypress trees at Taberna Townes was not approved - Board has requested B&G to develop further, specific ideas/plans for screening Taberna Townes. Board approved work would be done with available 2010 funds. In Dec 09, B&G provided a proposal from Reed for improvements along Taberna Townes	TBD based on 2010 Board decisions

Determine what new equipment to install at Todd Denson Park to enhance community use (renamed from basketball court)	Nov 08	TBD	Linda to receive polling results. Board decision on results. TBD for 2010	Proposed concept (\$13.9K) for basketball court presented at Nov 08 Board mtg. Need to explore pros & cons and develop proposal for how to do it. Board decided to poll owners on their wishes for park enhancements. New email address created. Less than 10 responded. No one requested Basketball Ct. Most responses supported pet fencing. Back fence, approved by Board, has been installed. Bo Wernersback has proposed additional improvements for a multi-use park (ref his Sep Board presentation). Board included park funds in 2010 budget with final decisions to implement them to be based on results of a homeowner survey in Dec 09.	TBD by 2010 Board
Taberna CC/HOA Agreement on landscaping	Fall 08	May 09	Peele	Lawyers drafted a deed of easement agreement for golf course to maintain landscaping purchased by HOA in return for an easement to the plant bed and sign at the airport entrance by the club. Fred Leonard refused to sign the agreement and wants to stick with a verbal agreement. Board needs to determine if any additional action is warranted. The club replaced all of the dead trees in Dec 09.	TBD
Repair stairs on canoe dock and remove graffiti on gazebo	Feb 09	TBD	Peele/B&G	B&G has appointed a monitor for the dock area. New steps have been installed. Board requested that graffiti be removed as part of a contract with Kut-Rite for clean up of trail leading to canoe docks. The graffiti wasn't removed. Board needs to tell B&G to get it done soon. (Clean it up with committee members or get a contractor to do it.	Dec 09

Report from Bob Costanzo on Wetlands Management	Feb 09	Jun 09	Bob Costanzo	Bob held meeting with a Wetlands expert from the Corps on 24 June. No problems anticipated. Need to have another meeting with a storm drainage expert regarding Taberna's permits to increase awareness of potential issues that might arise in the future.	Jan 2010
Have Attorney Issue Demand Letters on Open liens	11 Mar 09	May/Jun 09	Suzanne	Attorney prepared draft. Board approved and attorney sent letters to lienholders. Suzanne and Gene developed plan with attorney to go to small claims court. HOA won a judgement against one homeowner on 15 Sep 09 and two others on 5 Nov 09. Payment plans have been worked out for two homeowners. Collection process begun for homeowners with judgements.	TBD by 2010 Board
4 Way Stop Repairs	8 Apr	June 09	Gene/B&G	Board approved B&G recommended repair by Reed. Reed has redone the repair to address the drainage problem. City contacted re adding Decorative barriers. Legal issues preclude HOA installing any barriers. City (Danny Meadows) volunteered to examine possible barriers they could install. Samples of proposed barrier were not acceptable to B&G. No response to our email requesting City to go with our golf stakes with HOA assuming liability. Need to send message to Denny Bucher to request assistance for final resolution.	Jan 10

Lot 524 not being maintained	Sep 09	Dec 09	Board member TBD and Ron McCausland	Complaints reported to Harman that lot owner has not maintained their lot as agreed to with McCausland. The owners, Zeigelms of NJ, were contacted and they indicated that a local resident Gordan Streeter was maintaining their lot. Streeter confirmed the lot is being mowed and they will cut back underbrush. Board will need to monitor area and verify situation has been corrected.	Spring 2010
Vanguard Properties in foreclosure	Dec 09	Apr 2010	Board Member TBD	Two Vanguard properties were not being maintained. Now that foreclosure has occurred, the new owners need to be determined and contacted to clean up the properties.	Apr 2010

Taberna HOA Board of Directors – Closed Items
10 June 2009

Subject	Date Initial Discussion	Target Resolution Date	Responsible Person/Board	Comments	Completion Date
Vendetti Covenant Violations	2006	Feb 2009	Peele/BOD	Numerous violations of boat and trailer covenants. Fined \$100 by Adjudicatory Panel. Appeal denied by Board 21 Jan 09. Fine Paid	Closed
Etta Daniel's Insurance Claim, 101 Valais Ct	22 Sep 2008	Mar 2009	Peele/BOD	22 Sep ltr received from homeowner demanding reimbursement for tree damage to house. Issue turned over to insurance agent on 25 Sep 08. Cincinnati Ins Co. denied claim in 11 Feb 09 letter	Closed
Review of Tree Removal Decisions	Sep 2008	Spring 2009	Turner/ACC	Daniel's situation required a review of past decisions to limit HOA liability. ACC completed review and no further action required	Closed
Drainage from Lots at 122 & 123 Friburg Rd.	Summer 2008	3/2009	Peele	Property owners were notified by Costanzo ltr on 8 Nov 08. Follow-up Ltrs sent in Jan 09. One lot has been repaired. Other lot owner to visit on 27 Feb to discuss required repairs. Another lot owner needs to be contacted as erosion also caused by 3rd lot. All 3 lot owners have made repairs	Closed
Prepare Budget Process Procedure/Guide	Summer 2008	Apr 2009	Peele, BOD & Committees	Improve coordination and preparation of budget. Gene to draft proposal. Gene & Suzanne met Mar 17th and prepared Budget Milestones. Guidelines drafted	Closed

				and published 7 May.	
OTW owner request to glass their screened porch	Dec 2008	TBD	TBD/BOD	Need opinion on whether request violates covenants. Discussed at Feb Board meeting. Not a covenant issue. Ball is in owner's hand to follow thru	Closed
Owner appeal of ACC decision to deny Pergola in backyard	Nov 2008	Apr 2009	Peele/BOD	Issue is golf course lot. Owner wants a waiver as the lot doesn't face course. Owner has submitted revised plans that are acceptable to the ACC.	Closed
Community Building in Todd Denson Park	Proposed at Dec 08 annual mtg	TBD	TBD	Need Board consensus on whether to form an exploratory committee. Board voted 11 Feb 09 not to pursue this	Closed
25 MPH Speed Limit	8 Apr	Jun 09	Rick/NB Police	B&G proposed lowering speed limit to 25 mph everywhere. The majority of responses to the Tribune article opposed lowering the speed limit. Results of two months of speed monitoring within Taberna don't support lowering the limit.	Closed at 10 Jun BOD meeting
HOA Office Lease	Feb 09	Apr 09	Peele/Forsythe	Need to verify when lease needs extension. Board authorized Suzanne to renew current lease. New lease negotiated for Board approval. Approved and signed	Closed
Landscaping & Maintenance Contracts for 2010/2011	Jan 2009	Aug 2009, contracts awarded	BOD, Jim Wilson B&G, & sub-committees	Goal is to release bids and select contractors NLT end of Aug. Peele met with B&G 18 Feb. B&G, Abbington Woods, & OTW released Board approved RFQs. All bids were received by 12 June. Recommended contractor selections presented at the 8 Jul BOD meeting. All contracts have been approved by the Board and signed	Closed. Last contract signed on 17 Sep

Annual Community Picnic	Feb 09	Nov 09	Board Decision to have picnic and form committee. Rick Layton	Board needs to confirm plan and form committee in late spring. Residences were asked for comments in Apr Tribune. No input received as of 13 May. Rick Layton has agreed to chair effort. Picnic was held on for 26 September. Tribune, BB&T, Dunkin Donuts, HOA were sponsors.	Closed
Digital Backup for THOA records	12/2006	Fall 2009	Peele/Costanzo	Need to plan for records backup. Met with CRMI 7 Jul. They will come to office to review files and give us a proposal. Gene & Suzanne met with CRMI 16 Jul. They can give us a proposal upon request. Finance Committee has identified alternatives for fire proof cabinets that may be cheaper. Board decision to buy used cabinets. Awaiting purchase. Cabinets were purchased and installed 28 Oct 09. Files have been transferred.	Closed

VIOLATIONS SUMMARY FOR 2009				
Types or Categories of Violations	Number of Violations by Category N = 90	Violations Expressed as a Percentage % = 100	Compliance	
			No./ Percentage of Residents Who Complied by Category N = 83/% = 92	
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Tracking Period—February 1, 2009 through December 31, 2009. No monitoring was done in January 2009.

PROBLEM: VIOLATIONS OF COVENANTS AND RULES.

Homeowners cited violations of rules as the biggest problem in Taberna. Despite citing over 90 violations of Rules and Covenants in 2009, the perception among residents is that there is inadequate enforcement or unbalanced/unequal enforcement.

SOLUTION:

Better communicate the Rules and Covenants to residents via the website and other means of communication. Rules issued by the Boards over the years have not been consolidated or recorded into one coherent document and are not posted, or cannot be easily found, on the website. A simple list of the Covenants and the corresponding Rules should be prepared -- for example: the Covenant regarding signs, and the Rules subsequently passed with respect to signs. Once collated and consolidated, the Rules and Covenants should be posted on the website and updated as necessary.

Increase efforts to ensure that the B&G and ACC Committees are engaged in enforcing the Rules and Covenants per their respective mission statements.

- Highlight responsibilities of the Committees for monitoring Covenant compliance. Publish the names of Committee members and the neighborhood assigned to each member for monitoring purposes. This would enhance visibility of enforcement efforts and would provide residents with an additional avenue to bring complaints observed in their neighborhood to the appropriate Committee member.
- Require Committee members to report to the Board member responsible for Covenant enforcement each month the violations noted within their assigned neighborhoods. This would enable the Board to ensure that Committee members are complying with their responsibilities and are consistently assisting in enforcement efforts.
- Enhance monitoring of violations in those neighborhoods perceived as "troublesome" due to large number of renters.
- Committee members unwilling to perform monthly inspections of their assigned areas and provide monthly reports should be replaced.

The Board member responsible for Covenant enforcement should provide Board members with written monthly reports on violations cited/actions take, which will be attached to Minutes but otherwise not published, so that the Board is better informed on enforcement efforts.

PROBLEM: LACK OF COMMUNITY VOLUNTEERS

Lack of community volunteers was cited as the second biggest problem in Taberna. There is a widely held perception that volunteers are unwelcome on Committees. This is due in large part to some Committees having substantially the same members since their inception and being closed to new volunteers.

SOLUTION:

More effective communication with residents to solicit volunteers utilizing means other than the "President's Message" in the Taberna Tribune. Flyers placed in the mailboxes have been an effective tool in generating interest in the past.

Communicate to residents the role and responsibilities of the Committees as well as the time commitment for serving on the Committees.

Publish the meeting dates for each Committee so that interested residents can attend and learn about the functions of the Committee.

Create a community volunteer list that identifies individuals who have expressed interest in serving and call them as Committee positions become open.

COMMUNICATION IN GENERAL

In order to address the issues of concern to residents and in order to better inform residents of actions taken, the Board should pursue/enhance additional avenues of communication to include:

- 1) Upgrading the website must be a priority, to include posting:
 - Minutes of Committee Meetings in addition to Board Minutes
 - Responsibilities of the standing Committee and their meeting dates
 - All Covenants and Rules
 - Community activities

2. Better communication regarding Board activities in the Taberna Tribune, i.e., more articles on community issues, needed volunteers, etc..

3. Develop a quarterly one page (front and back) Newsletter regarding Board activities, which could be distributed in the mailboxes of residents and mailed to off-site owners. The estimated cost of copying the newsletter and mailing to off-site residents would be approximately \$125 per quarter (\$500 annually). This function could also be served by an online newsletter on the website at no cost.

ANNUAL POLL RESULTS

Perception of Condition of Taberna

<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
71	99	8	0

Further Beautification/Landscaping Improvements

<u>Significantly More</u>	<u>Moderate Improvements</u>	<u>Current Is Right</u>
2	51	117

Opinion On Rules in Taberna

Protect& Enhance	Harm	No Difference	Not Sure
154	3	4	11

HOA Provides Value

Absolutely	For the Most Part	Not at all	Not sure
77	92	2	6

Return on Assessment

<u>Excellent</u>	<u>Good</u>	<u>Not so good</u>	<u>Bad</u>	<u>Not sure</u>
64	107	2	0	4

Satisfaction with HOA Communication

Very Satisfied	Moderately Satisfied	Neutral	Moderately Dissatisfied	Very Dissatisfied
90	50	31	3	1

Problems Facing Association Today

Lack of Volunteers	Lack of Community Activities	Violation of Rules	Lack of Enforcement	Lack of Communication	Other
427	476	335	449	499	3

Note: Lowest number is view as "biggest" problem

COMMENTS:

Replace dead flowers around trees on Emmen Rd.

Rules: I used to think they were to protect and enhance until homeowners were allowed to put signs all over the place. Just because they were not illegal according to NC doesn't mean it was OK. I hate to think what the next election will be like.

Return on Assmt: I can see the community "going downhill" as it ages and the covenants are broken

Landscaping: Maintenance could be more frequent and/or better, especially the canoe parking area, ramp, etc.

Rules: Many do not want to live here because the perception is that the rules are enforced in an unfriendly manner.

Landscaping: The dead trees in front of tennis courts should go!

Landscaping: Finish Emmen from the fence to the Bill Clark homes. Dress up with maintenance free plants at major intersections i.e., Emmen & Taberna Way, Emmen and Reinach, Old Airport & Taberna Way, etc. etc.

Condition: Common areas need edging. Dead plants & trees should be replaced.

Rules: Most enhance, some are ridiculous.

Landscaping: Keep shrubs and trees trimmed back off the sidewalk along Taberna Way.

Rules: Mixed bag. Mostly good, but the no yard sale/moving sale rule is ridiculous.

Landscaping: We need something done about the fire ant situation from the entrance to the stop sign, and other areas. The safety of adults, children, animals is at peril. The landscape people used to take care of this!

Landscaping: At least remove the dead trees! Improve drainage at intersection of Emmen Rd & Reinach. Clean up trees, weeds & bushes along Emmen at same intersection and along adjacent wetland. During heavy rain, this area becomes quickly flooded and impassable. The single storm drain there is not adequate for the area of road drainage it serves.

Landscaping: Replacing trees in front of Club -- don't need them as close together as they are now. Larger trees in and around Club

Landscaping: Vacant lots must be maintained according to adjacent properties.

Landscaping: Fix the dead trees around the Club house.

More TabMail Info.

Grass needs cutting across from Club House / open lots.

Problem: Speed of cars using Old Airport Rd as short cut by non residents to Rt. 70

Describe plans on future improvements/changes in Assoc. Ltr.

Dead trees in front of tennis courts at CCC are an eyesore and need to be removed and/or replaced

Publish Minutes of Board meeting in the Tribune!!!

We are absentee owners! We receive no correspondence from the HOA except bills!

Undeveloped lots need to be mowed more frequently to keep unwanted vegetation from seeding adjacent lots.

Replant trees along Taberna Way

Ensure that rental properties receive a copy of the Protective Covenants as part of their rental agreement.

Replace dead trees on Taberna Way

Rules: If you play golf with an HOA Director it helps. If not you are out of luck.

Include renters in communications. Let's face the facts, we have and will get more renters, mostly military. Communications should change to include the renters so they can feel a part of the community ("homeowners" to "residents" or "occupants" or "people".

Rules: Harm. Some landscape rules should be reviewed. Picket, stone & split rail fencing, gazebos in front and back yards would enhance look.

Replace dead trees on Taberna Way. More benches in scenic areas around circle to rest when walking. Trim Boardwalk areas more frequently.

Better lawn care and lawn edging up to all curbs and side walks

More flowers along Taberna Way

Side entrances from both Old Airport Rds need work

The THOA and Board, Committees, etc. will always have an uphill battle to get homeowners to understand and obey the covenants and bylaws that we all signed on to when we all moved here. Please continue strong as you always have. I am not dissatisfied with the Board or THOA but I am dissatisfied with those who don't follow the Rules!!!!

Get homeowners to understand and obey the covenants and bylaws. Continue to pound it into their heads. They continue to think rules only apply to other folks.

Remove dead trees! Either replace those dead trees along Taberna Way or just remove! At stop sign coming in from 70, area facing to right needs some attention

Would have liked information on change of lawn care service for Abbingdon Woods

Dead trees near clubhouse need to be replaced.

Communication: We would love to receive email or regular mail updates on what's happening in Taberna -- especially helpful for non-residents.

Lot 534: The area behind my lot is full of weeds and fire ants -- am constantly righting them back.

Problem, Other: We have a nice pool & tennis courts, but with economic downturn some members have had to drop out because they can't afford the fees.

More people involved in committees!

Broadcast emails or in monthly newsletter

Grounds of "spec" houses not kept up by builders, particularly on Taberna Circle (700 Block)

Mow common areas before grass is 12" high; replace dead trees

The dead trees along the road in front of the clubhouse should be replaced.

At the bridges on the walkway the wood plates adjacent to the metal decorative railings are deteriorating.

More articles in Taberna Tribune on issues/need for property maintenance

Some of the "common areas" lots have knee high grass before they're finally mowed.

Some of the existing landscape areas need additional shrubs. They look like some shrubs died and were never replaced. Finish the trees around the golf club

Did not know there were any problems. Stick to the rules and time frames stated in the covenants, not make them up or change them.

Wetlands need policing!!!

Mow vacant lots more frequently!

Problem: lack of community yard sales

Find a replacement for Larry Alderson

Undeveloped lots should be mowed more often.

Replace dead trees

Enforce rules about garbage cans in front of homes.

The string/staking of Taberna Way from Geneva Rd. inward seems to be helping. However, could the lawn maintenance contractor be asked, before they harden into place, to flatten any areas that show a rut during their scheduled maintenance?

Require homeowners to plant shrubs to hid large electrical boxes in front yards

Need new ideas and changes; need better restrictions on visibility of satellite dishes

The sub-neighborhoods need meetings -- example Abbington Woods

Camouflage landscaping (Kriens .. Emmen). Emmen Road bordering Shellhorn fence and Old. Airport Rd.

Continue to improve areas along Emmen -- good progress to date

I would like to see more shade trees around the loop walk!

Replace trees in front of club

Don't overdo enhancements to Denson Park, it is satisfactory the way it is.

Replace trees along Taberna Way in front of tennis courts

Renters taking advantage of covenants and property maintenance. Owners of rental properties should be more assertive with tenants to comply with covenants

Perception of Taberna: Over done.

Beautification/Landscaping Need: Assess the golf course and town house at entrance and Dunkin Donuts to contribute.

Rules: 50% good, 50% bad. You cannot tell people what they can do in their home.

Services Provided by Assn.: What do you do besides spend money?

Problems: No. 1 concern: Misuse of HOA funds. Planting trees on golf course property. Remove all responsible!

Landscaping: No more flowers on corner of Geneva Rd. No one maintains them.

Communication: Keep concerns from Homeowners confidential. Ours have not been. The spouse of the person investigating should not know everything. That happens in regard to complaints. Our neighbors are aware that we called concern violation of rules.

Landscaping: Some of the common areas by the golf course are not edged during summer and the grass grows over the curb. It makes the areas look sloppy.

Landscaping: All entrances should have 4 season interest. Front one looks great. More TREES are needed. (Hopefully the ones on Taberna way will be replaced.)

Whatever happened to trees along walkway by clubhouse?

Would like to have 1 day a year dedicated to allowable garage sales.

Landscaping: Corner of Taberna Circle & Old Airport Rd - right hand side going to Carolina Colours - needs trees and shrubs as well as grass & Mulch to look like other entrances.

Landscaping: Take away dead trees on Taberna Way. Emmen Rd. needs more work down from Reinach. Swamp area should be more presentable.

Maintenance of unoccupied properties need continued attention.

Remove dead trees along Taberna Way.

Edge sidewalks and mow vacant lots!!

The rules protect and enhance if enforced!

Problems: What is the story with the house at 101 Friburg? There are always 4-5 cars parked in the driveway and on the street. Always a beat-up pickup truck with Texas plates in front of stop sign & fire hydrant. Aren't there any restrictions on how many people can live in a house? How long can you live or work in NC before registering your car? Also, several work vans are parked in driveways in Taberna. I do not have a problem with visitors parking in the streets as everyone has company from time to time -- sometimes for a week at a time. But full time violations are getting to be too much.

We suggest an email format similar to TabMail.

Rules: Harm -- keep people from buying once they know about so many rules.

Problems: I think the organization does a fine job. I don't believe any of these are a problem.

Dottie Jacobsen is an asset to the gardening.

Cut back overgrown wax myrtles & pines on Lake Lehman.

Cut along curbs not being trimmed.

Landscaping and maintenance: many walks are cracked and need repairs. Repair walks -- cracked and cement slabs uneven. They are a trip hazard. Cut areas before they are so high. Also remove dead trees by courts and replace.

Beautification: upkeep needs improvement!

Rules: Need to be enforced. Why is there a Terminix car parked daily in Taberna? We need rules enforced. Please!

Rules: commercial vehicles, garbage cans, boats -- all on one street in violation -- on goin.

Rules: Notify everyone of efforts regarding problems so they know action is being taken.

Perception: Not happy about dead trees. They look terrible.

Landscaping: Just wonder why the empty lots on our block can have waist high grass often? The lots on end by Taberna Cir. Are maintained more often?

HOA serves best interest of community: Often I feel that they support the older folks rather than the young.

HOA responses to concerns: I wrote a letter and it was never acknowledged. At least respond that you have received it!!

Very upset that we would buy trees without insurance.

Factors Influencing More Frequent Use

Bathroom Facilities	More Playground Equipment	Activites Interested In	Fencing	Other
329	401	329	293	

Note: Lowest number is most preferred; highest least preferred

Funding of Improvements

<u>Fence connecting existing fence</u>	<u>Bocce court</u>	<u>Grass Volleyball Court</u>	<u>Horseshoe Pit</u>	<u>Fitness Stations</u>	<u>Wiffle Ball</u>	<u>half-court Basketball</u>
527	571	690	549	637	697	833

Note: Lowest number is most preferred; highest number is least preferred.

COMMENTS:

I will not support the funding on any improvements.

Basketball court: Refuse to support this outrageous expenditure for an activity that breeds trouble for the neighborhood. NO!

I see no need for any of these [improvements].

Expand picnic area.

Basketball court: Please don't do this!!! Our kids play at home and this may attract non residents!!!

A few community wide activities would be good, like the picnic, bocce tournaments and water activities like canoe races or kayak.

Only use park when grandchildren visit -- use swings

I don't use the park but feel it should be maintained for those who do.

Suggestion: start with least expensive improvements first working up to highest priced. This opinion is based on our current economy.

Highest priority: community center/meeting room.

Fitness stations should have a dollar cap. Not knowing number of stations I have to say no for this item.

If I don't support some of the proposed items I'd rather mark it as "NO" meaning I don't support that item at all. I can't give it a number because you will think I have some support toward that item. Not a good representation.

Bocce courts would be fun!

Only use park when grandkids visit.

Lack of sufficient grills and pavillion space

Throw out the existing playground equipment which is old and on hard ground and replace with new, safer equipment situated on a soft, spongy, safe surface composed of a bed of chopped tire material.

I do not support any of the improvements.

I do not own a dog. Do not have children. What use is it to me at this time?

Only use the park for the community picnic.

I support a bocce ball and horseshoe pit because elderly do NOT use the park (except for dogs). Younger people have access to many things at school, work or in gyms.

Just a suggestion: To have a small amphetheater to host local musical groups to perform there i.e., Craven County Comm. Band NBHS, WCHS, HHS bands or NC symphony

Grass will die on volleyball court; build sand court!

Add a trailer storage section

Dog obedience classes for dog owners that don't have a clue!

Change park to a fenced parking area for trailers.

No new added costs! Reduce current expenses to reduce or control HOA dues!

Other: additional park type benches to sit on.

Is there anything that can be done with outside solicitors? I have had visits from Edward Jones Investments and various churches

None of the list factors would influence more frequent use of Park

None of the proposed improvements would have the support of this homeowner.

Outdoor concerts as functions of Park

We have Creekside park close by that residents with children can use. Why saddle residents with more expense if the park has no organized activities?

Fence: support based on safety of children at play

Strategically located benches with a water fountain would be nice. Additional equipment and attractions might invite unwanted attention.

No to the basketball court!

The area needs to be more visible from the street in an attractive way. It would promote a more inviting feel. Women there alone with children would feel less vulnerable. Need a separate area for pets due to allergy and poop concerns.

Create a storage area for boats by homeowners.

Have no use for this park! It's kind of secluded & not visible from the road which does not inspire safety/security feelings.

Improvements: Seems these things would start posing maintenance and/or liability issues. Since I don't use the park and don't participate in any of the activities involved, I have no opinion as to what would be better. Nicer landscaping & less dogs & dog poop would be a good/better use of dollars as far as I'm concerned.

Basketball court: You have got to be kidding!!!! (\$14,000)

I never use the park and don't feel any need to use it in the future.

Improvements: Don't ask for more money!

I think the Park is fine as it is.

Other: Community center/meeting rooms.

convenient water tap or drinking fountain

No improvements.

Two dogs attacked my grandchildren. They were large and knocked my grandson to the ground.

I think some of these courts would be enjoyed by many, but I worry about vandalism.

I will not use the park and do not support any improvements.

I really think the basketball court would be a waste of money.

Do not waste our money on improvements.

How about adding a soccer net?

TODD DENSON PARK

Frequency of Use

Daily	1-2 times per week	Once per month	Once every 6 months	Seldom	Never	How Used
14	15	9	17	57	62	